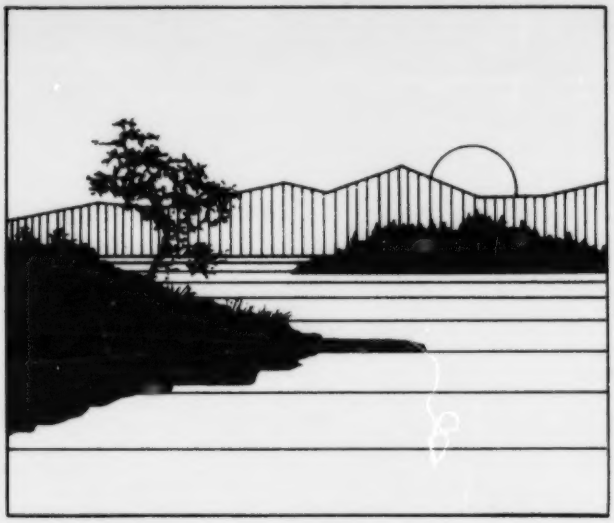

The Regulation Of Home Occupations In The Islands Trust Area

Islands Trust Position Paper No. 2

Province of
British Columbia
Ministry of
Municipal Affairs

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POSITION PAPER

ON

THE REGULATION OF

HOME OCCUPATIONS

IN THE ISLANDS TRUST AREA

Islands Trust

Munistry of Municipal Affiars

October, 1986

Position Paper #2

THIS POSITION PAPER
WAS ENDORSED BY THE
ISLANDS TRUST COUNCIL
ON JUNE 7, 1986

NOTES TO USERS

This is one of a series of position papers produced by the Island Trust. These papers have received the endorsement of the Islands Trust Council (an informal committee consisting of the 26 elected trustees of the Islands Trust). They describe the recommended approaches of the Trust Council regarding a variety of land use and development issues, but have not been adopted as policy by the individual local trust committees.

Under the Islands Trust Act, each local trust committee has the authority to develop land use regulations appropriate for their area. The position papers are used by the local trust committees to assist them in developing appropriate and effective plans and regulations, and in working with other government agencies to resolve land use and development issues.

A list of the position papers produced to date by the Islands Trust is provided below.

No. 1 - The Object of the Islands Trust: Renewing the Consensus

No. 2 - The Regulation of Home Occupations in the Islands Trust Area

No. 3 - The Regulations of Bed and Breakfast Businesses in the Islands Trust Area

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INTRODUCTION

Home occupations has been a frequent topic of discussion at local trust committee meetings. It is a complex land use subject, for which a number of different approaches have evolved. A number of islands will be reviewing their approach to home occupations in the near future. In consideration of the complexity and commonality of the issue, the General Trust Committee requested the preparation of a position paper to assist local trust committees in the development of effective home occupation policies and regulations.

The position paper outlines a recommended approach to the home occupation issue but does not represent the policy of any individual local trust committee. The Islands Trust Act provides that each local trust committee has the authority to develop land use regulations appropriate for their area.

I. HOME OCCUPATIONS AS AN ESSENTIAL PART OF THE COMMUNITY

Notwithstanding lower densities and overall higher levels of self-sufficiency, the range of services required on an island is comparable to that of any other community. While some of these services can be obtained by phone or mail, or by travel to larger communities, many are required on-island or on-site. In small communities there is not sufficient demand for most services to make them viable full-time businesses. When operated out of a home, usually on a part-time basis, the range of services which are viable is greatly increased.

Aside from economics, lifestyle choice is also a significant factor in the establishment of home-based occupations. While in the past home occupations tended largely to provide services locally, this will be less so in the future as the "work at home" trend extends over a broader range of occupations.

While the number of home occupations in existence on the islands is difficult to assess, if recent experience on Hornby Island is representative, the number would be surprisingly high. The Hornby Island inventory indicated over 100 properties being used for one or more home occupations. Given that there are only 250 principal residences (750 full time residents), this translates into 40 percent of total permanent residences. The percentage may be somewhat less on islands with a more established commercial area or with significant numbers of commuters, but would still likely be surprisingly high.

II. THE EFFECTS OF HOME OCCUPATIONS ON THE COMMUNITY

The fact that home occupations are surprisingly pervasive indicates that they are generally accepted activities and that the majority are unobtrusive. There are, nonetheless, positive and negative effects associated with home occupations.

The positive effects of home occupations include the following:

1. They provide income in communities which have relatively few traditional employment opportunities.

2. They provide a relatively complete range of goods and services, many of which would not be economically viable as full-scale businesses.

3. They provide an economic and social environment not otherwise available for the incubation of business ventures.

4. They provide convenient, economic and pleasant workplaces, and in so doing, provide for a broader choice of lifestyles.

In addition, there is a less tangible benefit. Home occupations reinforce "rural values", an almost indefinable quality, by promoting self-sufficiency and a sense of community.

Depending on the particular type of home occupation, its location and scale of operation, a number of negative effects are possible. They include the following:

1. They may stifle full-scale businesses offering comparable goods and services.

2. They may be a nuisance to nearby residences, by producing noise, dust, or odour, by attracting increased vehicular traffic, etc.

3. They may result, singularly or cumulatively, in degradation of environmentally sensitive areas, and water supplies in particular.

4. They have a tendency to expand and, over time, can reach a level where they are no longer compatible with adjacent uses.

If left completely unregulated, from a land use point of view, both the positive and negative effects will materialize. This would be unacceptable to most communities, thus there is a need for some regulation. Any regulation, by its nature, will restrict the development of some home occupations. Therefore, the objective must be to devise regulations which will maximize the positive effects and minimize the negative effects.

The next sections review jurisdictional authority and the regulatory tools available to attempt to achieve this objective.

III. JURISDICTIONAL AUTHORITY

Discussions concerning home occupations invariably embrace non-land use matters, such as their effect on assessed value for taxation purposes, health inspection, provincial sales tax collection, etc. This paper intentionally omits discussion of such matters, and focuses on home occupations as solely a land use issue.

As a land use issue, there are other jurisdictions involved in regulating home occupations. The Provincial Agricultural Land Commission, in particular, has the responsibility to protect agricultural land on the islands. Land which is within the Agricultural Land Reserve is subject to the Agricultural Land Commission Act and local trust committee land use regulations are subject to this senior legislation. This may result in additional restrictions on home occupations in the ALR over and above local land use regulations.

Regional districts, though not responsible for land use regulation directly, do have authority under Part 28 of the Municipal Act to exercise a number of sundry powers which could affect the operation of home occupations. A partial list of powers which a regional district may have under its supplementary letters patent includes:

- regulation of the removal or deposit of soil, rock, sand and gravel;
- prevention of nuisance by noise, smell, smoke, etc.
- prohibition of unsightly premises;
- regulation of auctions and the sale of certain products;
- regulation of waste disposal; and
- regulation of the keeping of animals.

Appendix A lists the nuisance bylaws authorized by regional district letters patent for the various trust islands.

The RCMP are not authorized to enforce local trust committee bylaws, however they can act under the Criminal Code to prevent disruption of the peaceful enjoyment of property. The local constable should be consulted to clarify

the circumstances under which he/she will be able and willing to prevent noise nuisance.

Depending on the nature and location of particular home occupations other jurisdictions may also have some authority. The Ministry of Transportation and Highways, for one, would exercise some control over highway access.

Jurisdictional responsibilities should be kept in mind when considering home occupation regulations. Regional district powers may be particularly effective in mitigating or eliminating the nuisance element of certain home occupations. Co-ordination with the regional district board would be necessary to ensure that it has, or is willing to request, the necessary letters patent to enact such regulations, and that it will be able and willing to enforce them.

IV. REGULATORY TOOLS AVAILABLE TO LOCAL TRUST COMMITTEES

This section reviews the regulatory tools available to local trust committees. It includes discussion of the new tools introduced in the Municipal Amendment Act, 1985, otherwise known as Bill 62.

1. Zoning

A home occupation is a use and as such can be allowed, regulated or prohibited by zoning or rural land use bylaw. The regulations can be in the form of definitions, general regulations or zone-specific regulations. The bylaw can limit the types of home occupation activities permitted and can define different classes of home occupation, such as "extended home occupation", "home industry", or "home office". Where home occupations are permitted throughout the community, or in more than one zone, it would be practical to group the common regulations together in the general regulations section of the bylaw. Additional restrictions may apply in special circumstances, such as in a watershed protection zone. It is also possible to prohibit home occupations in certain zones.

The following illustrates the type of zoning regulations which may be used:

- specify the types of home occupations allowed
- restrict certain types of home occupations to certain zones
- prohibit certain aspects of home occupations, e.g. retail sales
- regulate density, e.g. establish maximum floor areas
- regulate location, e.g. require that home occupations be located in principal residences or in accessory buildings
- regulate siting, e.g. specify setbacks from lot lines, creeks, other uses, etc.

- require minimum site areas for particular types or classes of home occupation.

Existing island bylaws include additional regulations, some of which the courts are likely to consider "ultra vires" (not within the Trust's authority) and some of which are extremely difficult or impossible to enforce. These include regulation of the number of employees or their relationship to the land owner, a requirement that the "residential character" be preserved, and prohibition of nuisances by excessive noise, odour, dust, light, etc. Inclusion of such regulations is not advised because they lead to a false expectation on the part of residents that the bylaw will protect them in a way that it cannot. As mentioned previously, regional districts would be the appropriate authority to control some aspects of nuisances, and should be therefore be involved in discussions on home occupation regulations.

Inclusion of the commonly used regulation that home occupations be "incidental to" or "ancillary to" the residential use of the property is also not recommended. The courts have found these terms to be too vague to be enforceable. For this reason it is recommended that scale of operation be regulated by such measurable terms as square metres, floor area ratios or numbers of of seats.

The foregoing deals with conventional zoning regulations, as would be contained in a base zoning bylaw. The trust is unique in also having authority, under Section 9(4) of the Islands Trust Act, to grant "conditional approvals". When an application is made to amend a bylaw the trust committee having jurisdiction may approve it subject to any terms and conditions it considers necessary or advisable. While conditional approval applies to other bylaws as well, it is particularly valuable in dealing with zoning bylaw amendments. The range of terms and conditions which may be applied is extensive, and has been the subject of staff reports, however, as an example, an application to rezone a parcel in the watershed zone to permit an industrial type home occupation could be approved subject to certain pollution control measures. The use of conditional approvals is limited in that the terms and

conditions can only be applied to applications to amend bylaws and cannot be included in the base bylaw where they would apply to other parcels.

2. Parking

Parking requirements may be specified by bylaw for home occupations. The requirements can vary depending on the type of home occupation. These requirements may be in a separate parking bylaw or included with other matters in a zoning bylaw, rural land use bylaw, or an omnibus land use bylaw.

3. Signs

Regulations with respect to the number, size, type, form, appearance and location of signs may be specified by bylaw. Where a home occupation use is permitted, however, at least one sign on the parcel identifying the use must be permitted.

4. Screening

Screening or landscaping may be required by bylaw under certain circumstances. For example screening of outdoor storage and commercial uses from residential uses could be required. This authority did not exist for the trust prior to Bill 62, other than for designated development permit areas, and it could be effective in reducing the potential or existing negative impacts of home occupations. The screening requirements can vary for different areas and for different types of home occupations.

5. Development Variance Permits

The foregoing regulatory controls are required to be designed for standard applicability throughout a zone or a whole community, and cannot take site-specific circumstances into account. Where the regulations and requirements are inappropriate to a particular home occupation on a particular site, a development variance permit may be issued, upon application, to provide the necessary flexibility. The development variance permit can vary provisions of rural land use; zoning; parking; works and services; drainage; signs; screening; and subdivision servicing bylaws. They are not permitted to vary use or density. Although

"density" is not defined in the Municipal Act it would be expected to include the "amount of use". Therefore maximum floor area regulations or other expressions of density can not be increased by development variance permit.

6. Temporary Commercial and Industrial Permits

Certain types of home occupations may be acceptable on a temporary basis but not as continuous activities. Temporary use permits may be used to allow commercial or industrial uses for a period of up to two years. A permit may be renewed only once, therefore giving an overall maximum time limit of four years. The permits may only be issued for areas so designated in an official community plan or rural use bylaw.

Temporary use permits could be used as a "trial" or transitional zoning to see whether a use should be permitted outright in the zoning bylaw or to allow a use to commence while suitable zoning provisions are considered. If this is the intent, then it should be approached openly and carefully. Otherwise this would likely lead to enforcement difficulties in having the use removed where the trial period does not result in a rezoning.

V. RECOMMENDED APPROACH

This section is divided into two parts. The first part recommends a general approach to home occupation regulations by proposing a series of general principles. The second part outlines a specific regulatory approach to be considered.

PART ONE: General Principles

Home occupations are an essential part of the community. They provide much needed employment and allow a more complete range of goods and services to be available. They provide a greater choice in lifestyles and reinforce rural values.

> Principle No. 1 Home occupations should be encouraged and any regulations should be directly aimed at mitigating or eliminating expected negative impacts on the community.

Many types of home occupations have no discernable negative impacts and should be permitted with minimal restriction. It would be practical to group such activities together, to differentiate them from those home occupations which do have significant negative impacts and require greater restriction.

> Principle No. 2 Different categories of home occupations should be established, based on the level of regulation required.

In economic terms, home occupations have a positive effect, with the possible exception that they potentially may stifle full-scale businesses offering comparable goods and services. While some would consider this a non-land use matter, it nevertheless is, as regulation of the type, number and location of businesses does affect their competitiveness. In considering home occupations local trust committees may wish to consider the effect on existing or potential full-scale businesses. For example, allowing home occupations involving the retail sale of goods also sold in the local general store may result in closure of the general store, as it must operate with additional expenses such as commercial land taxes. If it is desirable to have full-scale general stores and other businesses, competition from home occupations should be considered.

> Principle No. 3 Consideration should be given to the effect of home occupations on full-scale businesses.

In environmental terms, certain types of home occupations may, singularly or cumulatively, degrade environmentally sensitive areas. Such activities should be identified and either restricted or precluded. For example, contractors' yards and salvage yards may be precluded from the water supply protection zone.

> Principle No. 4 Restrictions or prohibitions should be used to ensure that home occupations do not degrade environmentally sensitive areas.

In social terms, certain types of home occupations may be a nuisance to nearby property owners. As outlined previously there are a number of regulatory tools available which can have the effect of reducing potential nuisance. By grouping types of home occupations by their potential to create a nuisance and by adopting appropriate regulations for each group, their negative effects should be minimized.

> Principle No. 5 Regulations should minimize the potential for home occupations to interfere with the peaceful enjoyment of nearby properties.

The potential nuisance carried by a home occupation is often proportional to its size. A home occupation may originate at an indiscernable level but over time expand to a point where it is no longer compatible with adjacent uses. Regulations can limit the size of home occupations but these in themselves will not solve the problem. In fact, it makes successful home occupations into a bylaw enforcement problem. A comprehensive approach to the home occupation issue requires consideration of how to cope with expanding home occupations. Local trust committees should consider developing a series of criteria to guide decisions on whether home occupations should be given commercial or industrial zoning, whether conditional zoning would be appropriate, and when they should be required to relocate to established or new commercial or industrial areas. The official community plan would be the appropriate vehicle to express the approach to be taken.

> Principle No. 6 The official community plan should address the issue of expanding home occupations and should include:
>
> a) a statement on the intent of home occupations;
>
> b) a statement on the need to protect neighbours from possible negative effects;

c) an explanation of the process for dealing with expanding home occupations; and

d) possible sites where types of home occupations which are no longer compatible with adjacent uses may relocate to, or locational criteria which should be considered for proposing alternative sites.

In order for any regulations to be effective the community must perceive them to be legally sound and must expect that they will be enforced if violated. Where it is necessary for the bylaw enforcement officer to act, the regulations should be practical to enforce, and if prosecution is undertaken they must be legally sound.

Principle No. 7 All home occupation regulations should be legally sound and practical to enforce.

The aforementioned principles outline a recommended approach to the regulation of home occupations. It is not a complete list and local trust committees may wish to consider additional criteria to guide development of regulations appropriate for their community.

PART TWO: Recommended Regulations

The islands are diverse in their levels of commercial and industrial development, settlement patterns and community standards and values, each of which have a bearing on the acceptability of home occupations. It would therefore be unrealistic to expect one set of home occupation regulations to be appropriate for all islands. What is offered in this section is a general model which may be directly transferrable to some island situations and require substantial amendment to be appropriate for others.

The model is based on grouping home occupations with similar negative impacts on the community and prescribing the appropriate tools to mitigate or eliminate these. Using the Hornby Island inventory of over 100 home occupations as a starting point, 8 groups with similar impacts were identified. On some islands it would be appropriate to combine a number of these, to reduce the total to two or three. The groups are reviewed separately below and subsequently summarized in chart form.

1. "private office or studio" home occupation group

This group of home occupations is limited to administrative, clerical, professional and artistic activities which do not involve daily on-site (face-to-face) contact with clientele. It could include the office function of a number of businesses, including a consulting engineer, writer, plumber, etc. Due to the nature of the activities and the lack of clientele visits this group would have minimal impact on the community. Consequently, they should be permitted in all zones and very little regulation would be necessary. A maximum floor area requirement should be considered to ensure that the activities are secondary to residential use, some sign restriction should be considered to preclude possible visual nuisance and the activities should be restricted to the dwelling or accessory buildings, again for protection against possible visual nuisance. Additional zoning restrictions or parking and screening requirements would be unnecessary.

The one potential difficulty with this group is with its principal qualifying factor, lack of on-site clientele, and manner by which it would be enforced. Where required, enforcement would necessitate monitoring the operation over a period

of time, documenting clientele visits and acquiring a number of affidavits from neighbours and clients.

On some islands it may be acceptable to combine this group with the "personal service" group, which is similar but involves clientele on-site, thus simplifying enforcement.

2. "personal service" home occupation group

This group comprises the wide range of home occupations which provide personal services. A definition of this term would include offices of a doctor, dentist or other health professional, accountants, seamstresses, artists, weavers, potters, music teachers, publishers and tradespeople. It would be differentiated from the "private office or studio" group in that it would include on-site clientele. It should be defined to include sale of goods produced on-site but should not include retail sale of other goods, as such would tend to involve greater numbers of customers and increase the potential nuisance to neighbours. This group of home occupations should be acceptable in all zones, with the possible exception of the "city-sized lot" subdivision areas. They should be required to provide for customer parking. Otherwise the regulations should be the same as for the "private office or studio" group, where scale and appearance are also the primary concerns.

3. "bed and breakfast" home occupation group

This group would be limited to traditional bed and breakfast operations. On some islands it may be appropriate to provide for the full range of meals, but should be restricted to serving overnight guests only. This would involve less potential nuisance to neighbours than where food service is provided to the community in general, which would involve greater traffic and associated noise, dust, etc. The number of overnight guests or rooms rented should be restricted. A discussion paper on bed and breakfast and guest house accommodation has been prepared separately to assist in developing appropriate regulations for this use.

The negative impacts of bed and breakfast operations would be minimal, limited basically to appearance. Some regulation over the size of the operation would be the only zoning regulation necessary with additional regulations over signs and parking recommended.

This group need not be restricted to particular zones and could be combined with one of the preceding groups.

4. "day care" home occupation group

While small scale day care or nursery school operations would tend to be indistinguishable from a residential use, larger facilities would tend to have a significant impact on neighbours, particularly in terms of increased traffic and noise. A reasonable approach to regulation of this use would be to specify a cut-off above which it would be considered a day care operation and would be subject to regulation. (The Community Care Facilities Act requires licencing for 3 or more non-resident children.) Aside from the number of children, parking and signs should be regulated to minimize the impact on neighbours.

This group could be combined with the "personal service" group.

5. "retail" home occupation group

This group would allow the sale of goods not produced on-site and would include general retail sales, sale of second hand books, clothing, furniture, etc. and convenience stores. The potential nuisance would be in the form of appearance, noise, traffic and dust, and would tend to be greater than for the preceding groups. The level of such nuisance would largely be proportional to the population of the island, and to a lesser extent the number of visitors it attracts. For the more populated islands, which would also be those with established commercial areas, consideration should be given to not permitting this group as a home occupation because of their nuisance potential and their potential to undermine full scale retail businesses. For less populated islands without full-scale retail businesses it should be practical to permit retail home occupation uses in all or some zones.

If permitted, the use should be restricted to the residence and accessory buildings, have a maximum floor area specified, have sign regulations and screening and parking requirements, to minimize its impact.

6. "restaurant" home occupation groups

This group would include restaurants, both sit-down and take-out, tea rooms, and bakeries. Their impact would be similar to the retail group, with the main distinction that there would be greater potential for nuisance by odours. Regulation of restaurant home occupations should be approached in a manner similar to retail sales. Their acceptability as home occupations should vary by island population and where permitted similar regulations should apply. Size could be regulated by number of seats and by floor area.

7. "small appliance repair" home occupation group

This group would include small appliance repair and bicycle repair, and could be defined more broadly to include repair of all household appliances or restricted to the repair of electrical appliances. The potential for nuisance would be comparable to retail or restaurant home occupations, with additional emphasis on noise and appearance. The nuisances should be addressed by restricting the use, including storage, to the residence and accessory buildings, restricting the floor area, regulating signs and requiring parking and screening. Few, if any islands, would be expected to support full scale appliance repair businesses, so competition is unlikely to be a concern. While this group may not be acceptable in "city-sized lot" it should be permitted in most or all other areas.

8. "rural industry" home occupation group

This group includes: auto repair; gas powered motor repair; machinery repair; contractors'yards; machine shops; metal fabricating; carpentry; boat building; sawmilling; and resource processing. These activities have the highest potential impact on the community and therefore warrant greater restriction. The activities tend to involve outdoor work or storage, noise, dust, smell, or some combination, and can also cause concern over

increased traffic and pollution. They should not be permitted in small lot subdivision areas and consideration should be given to precluding some or all of these activities in areas where they may degrade the environment. It would not be practical to require these uses to be carried on indoors, but larger setbacks from property lines should be considered as well as size limits based on area, sign restrictions and screening and parking requirements.

While the range of activities included in the aforementioned home occupation groups is extensive, no list can be complete. Some activities were intentionally omitted on the basis that they should be handled separately. Campgrounds and other tourist accommodation above the level of bed and breakfast or guest house operations can involve significant impacts and it is recommended that these not be included as an outright use but rather be considered on a case-by-case basis by requiring rezoning. The sale of produce was also omitted and it is recommended that this use be permitted in agricultural zones.

It will be necessary to clearly define the home occupation groups selected as appropriate for a particular island. The definitions should list the specific types of activities permitted in each group. The definitions should be exclusionary, which is to say they should not be worded so as to permit activities other than those listed. Some interpretation will be required to determine, for example, that a tea room would be considered as a home occupation restaurant and permitted where home occupation restaurants are permitted.

Development variance permits will be a valuable tool to be used in conjunction with home occupation regulations. Where the recommended level of regulation is excessive in particular situations, development variance permits may be used to grant relief. For example, whereas screening and parking requirements may be necessary for rural industry home occupation in general, they may be waived in cases where they are unnecessary. As these permits are voluntary, the holder is not bound by its provisions. For this reason they cannot be used to increase requirements.

SUMMARY OF HOME OCCUPATION GROUPS, IMPACTS AND APPROPRIATE REGULATORY CONTROLS

HOME OCCUPATION GROUP	IMPACTS (● moderate or major, o minor)						APPROPRIATE REGULATORY CONTROL						
							ZONING				OTHER		
	noise	appearance	traffic	smell, dust	pollution	competition	zones permitted	restrict location to dwelling or access building	special setbacks	size limit	screening requirement	sign control	parking requirement
1. private office or studio		o					all	yes	no	floor area	no	yes	no
2. personal service		o	o				most or all	yes	no	floor area	no	yes	yes
3. bed and breakfast		o					all	yes	no	# or guests or rooms	no	yes	yes
4. day care	o	o	o				most or all	no	no	# of children	no	yes	yes
5. retail	o	o	●	o		o	vary by pop. of island	yes	no	floor area	yes	yes	yes
6. restaurant	o	o	●	●		o	vary by pop. of island	yes	no	floor area/# of seats	yes	yes	yes
7. small appliance repair	●	o	o				most or all	yes	no	floor area	yes	yes	yes
8. rural industry	●	●	●	●	●		not in small lot zones or in environmentally sensitive areas	no	yes	square footage or acreage	yes	yes	yes

VI. SUMMARY

This paper is intended to assist local trust committees in developing appropriate and effective home occupation regulations.

It recognizes that while the various islands have much in common they are diverse in population densities, settlement patterns, levels of commercial development, and community standards and values, all of which are factors in determining appropriate land use regulations.

The overall thrust of this position paper is that home occupations should not be viewed as an activity to be regulated, but rather as an essential part of the community which should be encouraged as much as possible and regulated only as far as necessary to protect the community from expected unnacceptable impacts. The process of developing appropriate regulations should be one of balancing both positive and negative impacts, not one of simply devising restrictions. The latter approach results in restrictions which are more likely to unnecessarily stifle home occupations and lead to enforcement difficulties. The former approach should lead to a more appropriate level of regulation which will maximize the benefits of home occupations while still protecting the community.

APPENDIX A:

Nuisance Bylaws Authorized* by Regional District Letters Patent, by Island (March 1986)

Regional District	Island	Nuisance Bylaws Authorized
Capital	Galiano, Mayne, N. Pender, S. Pender, Saturna	general nuisance, litter, unsightly, premises, and noxious weeds
	Salt Spring	all of the above, plus noise
Comox-Strathcona	Denman, Hornby	noise
Cowichan Valley	Thetis	general nuisance, noise, litter, unsightly premises and noxious weeds
Greater Vancouver	Bowen	noise
Nanaimo	Gabriola	general nuisance, noise, litter, unsightly premises and noxious weeds
Powell River	Lasqueti	none
Sunshine Coast	Gambier	noxious weeds, dangerous tree removal

* Although the regional districts requested and received authority in their letters patent to enact the nuisance bylaws listed they may not necessarily have enacted them.

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